

SECTION 2 NON-RESIDENTIAL DISTRICTS

5.01 OTC - ORIGINAL TOWN COMMERCIAL DISTRICT (Z2000-0042) (ZA07-0007)

5.02 **GENERAL PURPOSE AND DESCRIPTION:**

The development standards in the OTC District are designed to maintain and encourage development with the commercial section of the original town site commonly referred to as the Old Donation, a recognized subdivision of land. Standards for vehicle parking, building set-backs, and building height are similar to those existing on developed properties in this section of the City; therefore, these standards are only applicable to this section of Frisco.

5.03 **PERMITTED USES:**

Uses permitted in the OTC District are outlined in Article II, Section 3.

5.04 **AREA REGULATIONS:** The following regulations are applicable only to property platted or vested prior to July 25, 2008, unless the plat expires, in which case the plat is no longer vested and the area regulations described in Section 5.05 are applied.

A. **Size of Yards:**

1. **Minimum Front Yard** – None - Minimum of eighty percent (80%) of a facade adjacent to a street must be on the property line or as referenced in Section 5.06 (except west of the Burlington Northern – Santa Fe Railroad when "slip roads"/parallel roadways are provided).
2. **Minimum Side Yard** -- None - Subject to provision of fire retardant wall as required by current adopted edition of International Building Code.
3. **Minimum Rear Yard:**
 - a. Abutting non-residentially zoned property and constructed with fire retardant wall and alley separation - None
 - b. Without fire retardant wall or alley - Twenty feet (20')
 - c. Abutting residentially zoned property - Ten feet (10') with screening

B. **Size of Lot:**

1. **Minimum Lot Area** - Five thousand (5,000) square feet unless platted as a lot of record prior to the adoption of this district.
2. **Minimum Lot Width** - Forty-five feet (45') unless platted as a lot of record prior to the adoption of this district.
3. **Minimum Lot Depth** - One hundred feet (100') unless platted as a lot of record prior to the adoption of this district.

C. **Height Regulations:**

1. **Maximum Height** – Four (4) stories or sixty five feet (65') west of the Burlington Northern – Santa Fe Railroad; two (2) stories not to exceed forty (40') feet east of the Burlington Northern – Santa Fe Railroad.

D. **Maximum Lot Coverage** – None.

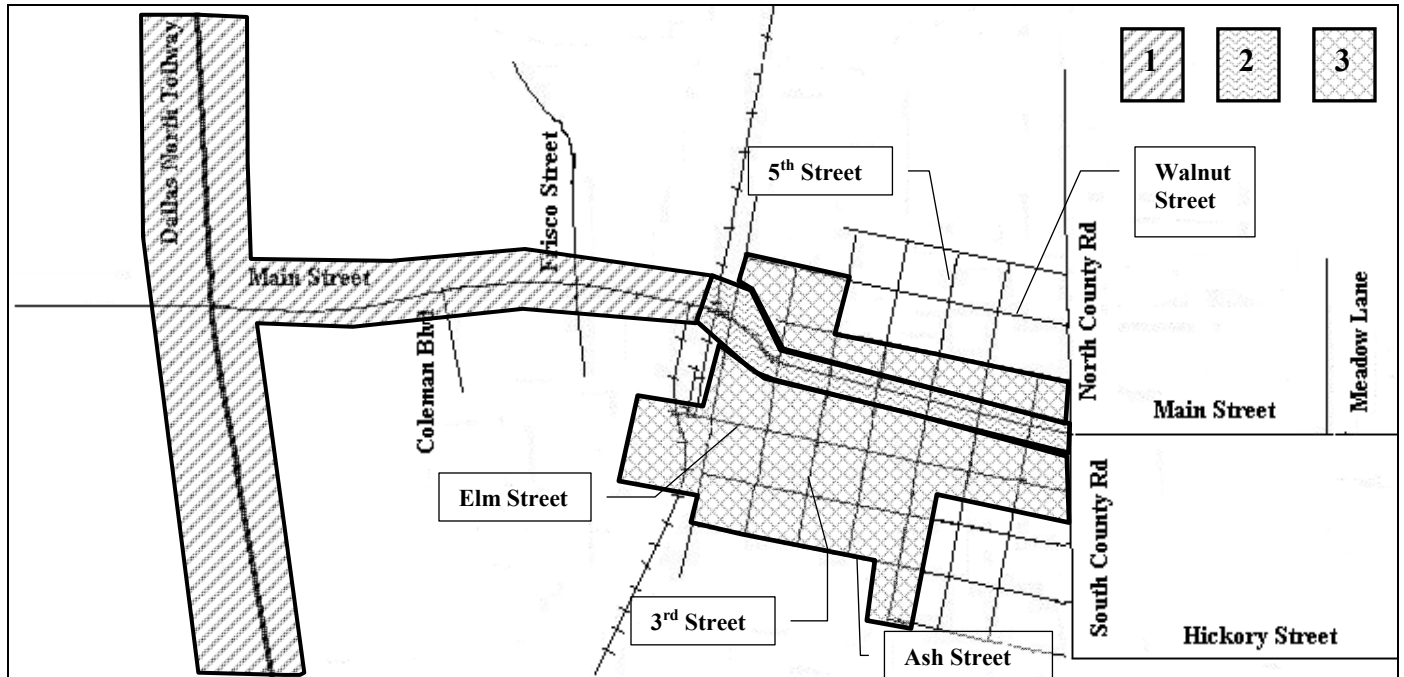
E. **Parking Regulations:**

1. See Off-Street Parking and Loading Requirements, Article IV, Section 4.

5.05 DISTRICT BOUNDARIES:




1. Main Street from the Dallas North Tollway to the Burlington Northern Santa Fe Railroad and the Tollway Overlay District's Historic Sub-district. (The boundary of the Historic Gateway sub-district extends from Cottonwood Creek to Stewart Creek.)
2. Main Street east of the Burlington Northern Santa Fe Railroad.
3. All other streets, excluding those in Districts 1 & 2, that are within the OTC District.

District Locations



5.06 AREA REGULATIONS

Lot & Development Standards	District 1	District 2	District 3
A. Front Yard	1. Without a Slip Road – Twenty foot (20’) build-to line measured from the back of curb at ultimate build-out of the street. (Note 1)	Minimum of eighty percent (80%) of a facade adjacent to a street must be on the property line.	Fifteen foot (15’) build-to line measured from the curb at ultimate build-out of the street. (Note 2)
	2. With a Slip Road – Slip roads as described in the Preston Road Overlay District standards are permitted. A fifteen foot (15’) sidewalk shall be located between the building and either the drive aisle or parking of the slip road, measured from the back of curb.		
B. Side Yard	None. (Note 3)		
C. Rear Yard	1. Abutting non-residentially zoned property and constructed with fire retardant wall and alley separation – None.		
	2. Without fire retardant wall or alley - Twenty feet (20').		
	3. Abutting residentially zoned property - Ten feet (10') with screening.		
D. Minimum Lot Area	Five thousand (5,000) square feet unless platted as a lot of record prior to the adoption of this district.		
E. Minimum Lot Width	Forty-five feet (45') unless platted as a lot of record prior to the adoption of this district.		
F. Minimum Lot Depth	One hundred feet (100’) unless platted as a lot of record prior to the adoption of this district.		
G. Maximum Height	Four (4) stories or sixty five feet (65’).	Two (2) stories not to exceed forty (40’) feet.	Four (4) stories or sixty five feet (65’) west of the Burlington Northern – Santa Fe Railroad; two (2) stories not to exceed forty (40’) feet east of the Burlington Northern – Santa Fe Railroad.
H. Maximum Lot Coverage	None.		

Lot & Development Standards	 District 1	 District 2	 District 3
I. Pedestrian Area	A twenty foot (20') wide pedestrian area shall be constructed between the curb and building. Design within this area shall comply with the regulations set forth in Section 5.08 "Downtown Architectural Design Standards." (Note 4)	Design within the area between the back of curb and building shall comply with the regulations set forth in Section 5.08 "Downtown Architectural Design Standards." (Note 4)	A fifteen foot (15') wide pedestrian area shall be constructed between the curb and building. Design within this area shall comply with the regulations set forth in Section 5.08 "Downtown Architectural Design Standards." (Note 4)
J. Parking Regulations	See Off-Street Parking and Loading Requirements, Article IV, Section 4.	See Off-Street Parking and Loading Requirements, Article IV, Section 4. Parking is prohibited between the building and the street.	See Off-Street Parking and Loading Requirements, Article IV, Section 4. Parking is prohibited between the building and the street except where slip roads are permitted.
K. Slip Roads	Slip roads as described in the Preston Road Overlay District standards are permitted.	Slip roads are prohibited.	Slip roads are prohibited except west of the Burlington Northern Santa Fe Railroad.
L. Street Trees	Tree wells shall be installed in the pedestrian area at 30 feet on center or as otherwise approved by the Director or designee.	Tree wells are not required; trees wells are recommended where feasible.	Tree wells shall be installed in the pedestrian area at 30 feet on center or as otherwise approved by the Director or designee.
M. Other Regulations	See Section 5.07 "Other Regulations".		

Notes

1. Where the property line is greater than twenty feet (20') from the curb, the building shall be located on the property line.
2. Where the property line is greater than fifteen feet (15') from the curb, the building shall be located on the property line.
3. Subject to provision of fire retardant wall as required by current adopted edition of International Building Code as it exists or may be amended.
4. With Planning & Zoning Commission approval, a building may set back from the front yard line to provide a wider pedestrian area than required, if it is determined a benefit to the public realm (i.e. outdoor areas accessible to the public). Parking and drive aisles are prohibited in the increased building setback area.

5.07 OTHER REGULATIONS:

1. Open storage is prohibited in the OTC District.
2. Minimum area of six-hundred fifty (650') square feet for residential units over retail or office.
3. Projections into a required setback or beyond the street lot line:
The following projections shall be permitted in a required setback or beyond the Street Lot Line:
 - a) Ordinary building projections, including but not limited to: water tables, sills, belt courses, and pilasters, may project up to twelve-inches (12") into a required setback or beyond the Street Lot Line, or beyond the face of an architectural projection.
 - b) Balconies above the first floor may project up to sixty-inches (60") in the right-of-way and have a minimum of nine feet (9') of clearance over the sidewalk. At no time shall a projection extend over a public street.
 - c) Canopies, awnings, cinema or theater marquees, and/or kiosks may project from building face and may extend to, or be located within eight-inches (8") of the back of curb. Any vertical supports anchored to the ground must be located at least four-feet (4') from the back of curb and have a minimum of nine feet (9') of clearance.
 - d) Roof eaves, soffits, cornices, and parapet treatments may project up to thirty-six-inches (36") into a required setback or beyond the street lot line, or beyond the face of an architectural projection, provided that no portion extending below seven feet-six inches (7'-6") above the immediate adjacent grade may project more than twelve-inches (12").
 - e) Architectural projections, including bays, towers, and oriels; below grade vaults and areaways; and elements of a nature similar to the preceding; may project up to forty-two-inches (42").
 - f) Show windows at the first floor may project up to forty-two-inches (42").
4. All main and/or accessory building construction must have an approved façade plan before issuance of a building permit. Any modification to a façade and its exterior construction materials shall only be made with the same exterior construction materials that exist on the subject structure (those materials in place prior to September 3, 2002). New construction shall adhere to the "Original Downtown Architectural Design Standards". The Director of Planning or his/her designee will review all façade plans according to the "Original Downtown Architectural Design Standards" and will either approve or deny the request. The applicant shall submit the appeal request in writing, within 14 days of the decision, to the Planning Department. The written request shall include specific reasons for the appeal.

Appeals will be heard by City Council. The applicant or City Council may initiate appeals. Appeals will require notification of property owners within two hundred (200) feet. Notification will be mailed 11 days prior to the hearing. (ZA2002-0017)

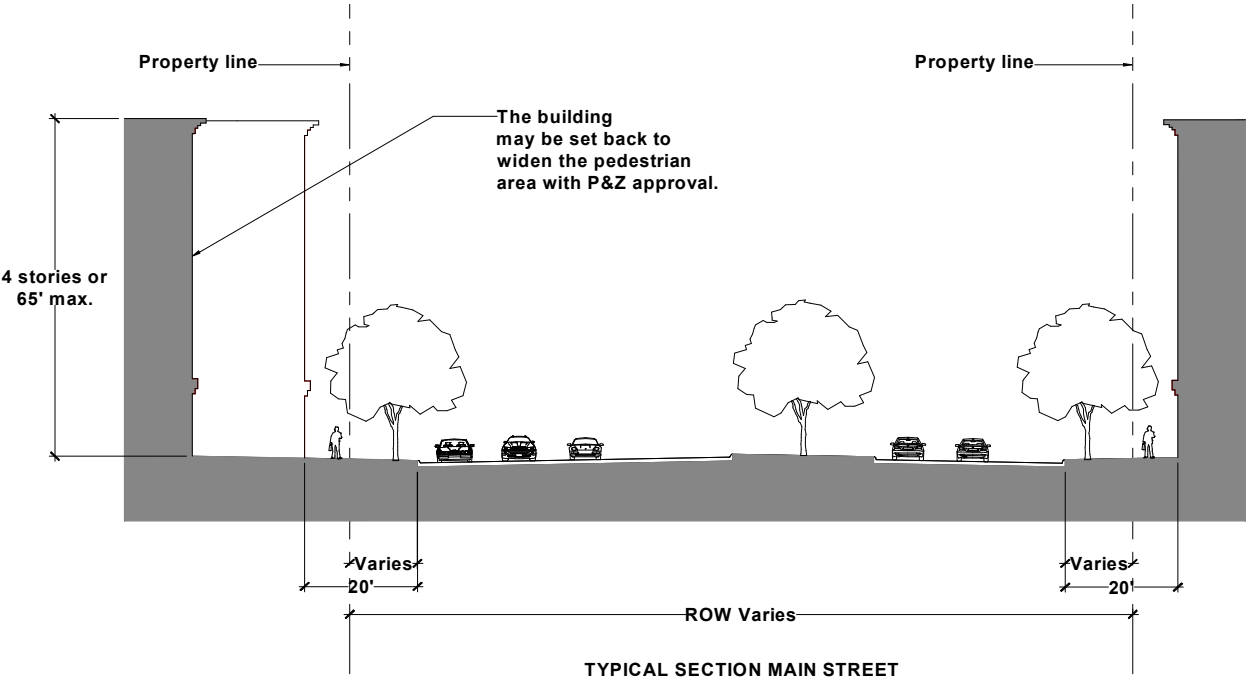
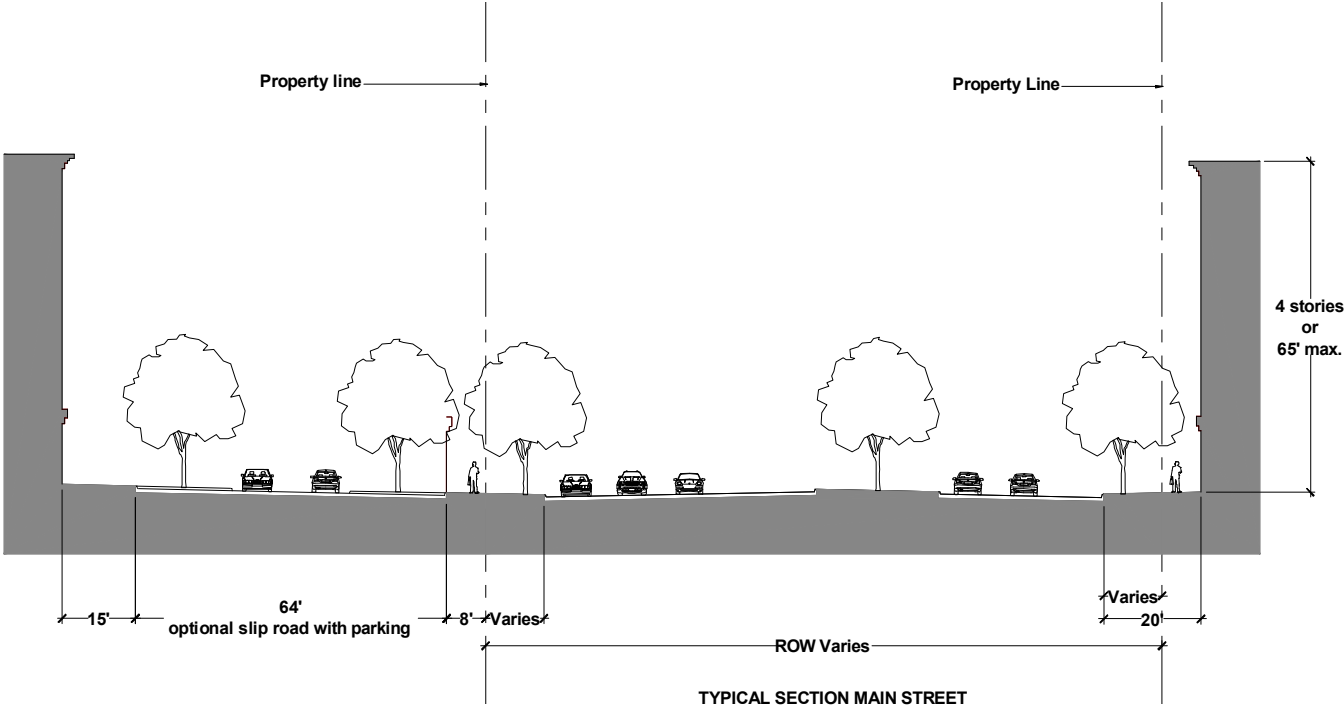
5. Convenience Stores with Gas Pumps (east of the Burlington Northern – Santa Fe Railroad) must meet the following requirements:
 - No more than two (2) fuel pumps
 - A porte-cochere (no metal or plastic canopies) shall be attached to the building. Columns shall be constructed on the same material as the main structure.
6. Convenience Stores with Fuel Pumps (west of the Burlington Northern – Santa Fe Railroad) must meet the following requirements:
 - Multiple pumps will be allowed but must be placed behind the building.
 - No more than three (3) fuel pumps allowed between the building and the Dallas North Tollway.
 - Canopy must be located behind the building with brick columns.
 - Back lit canopy lighting limited to the North and West side of the canopy
 - A porte-cochere shall be attached to the building if fuel pumps face Main Street or if located between the building and the Dallas North Tollway.
7. The area delineated by the alley south of Elm Street to the north, 5th Street to the east (but excluding the lots on 5th street), Ash Street to the south, and the Burlington Northern Railroad to the west will have the following provisions:
 - Townhomes will be allowed.
 - Redevelopment or infill development shall be two (2) stories with residential on both floors or residential above and office/retail uses below. Existing structures would not be required to add a second story. If structure is destroyed, it may be rebuilt as originally constructed with no usage change, otherwise structure must comply with redevelopment criteria.
 - Hours of operation for non-residential uses shall be 7 a.m. to 9 p.m.

5.08 **DOWNTOWN ARCHITECTURAL DESIGN STANDARDS (ZA2002-0020)**

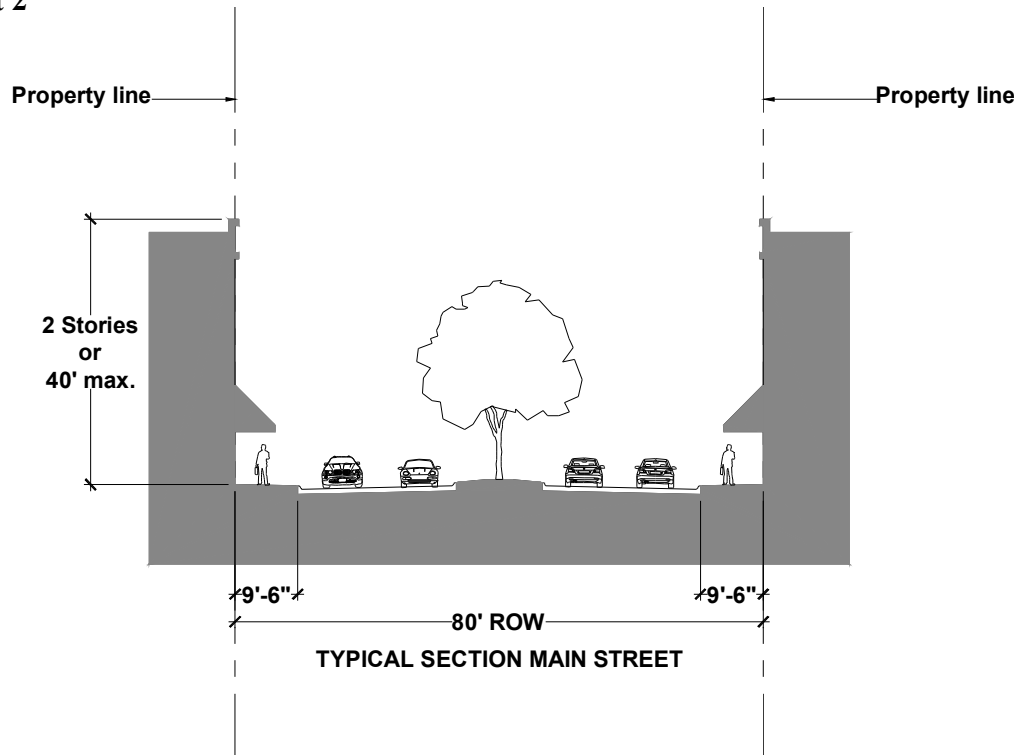
The Downtown Architectural Design Standards that apply to this district are contained in Article VI Appendices, Section 6, to this Comprehensive Zoning Ordinance and are incorporated as if fully set forth herein.

5.09 ILLUSTRATIONS

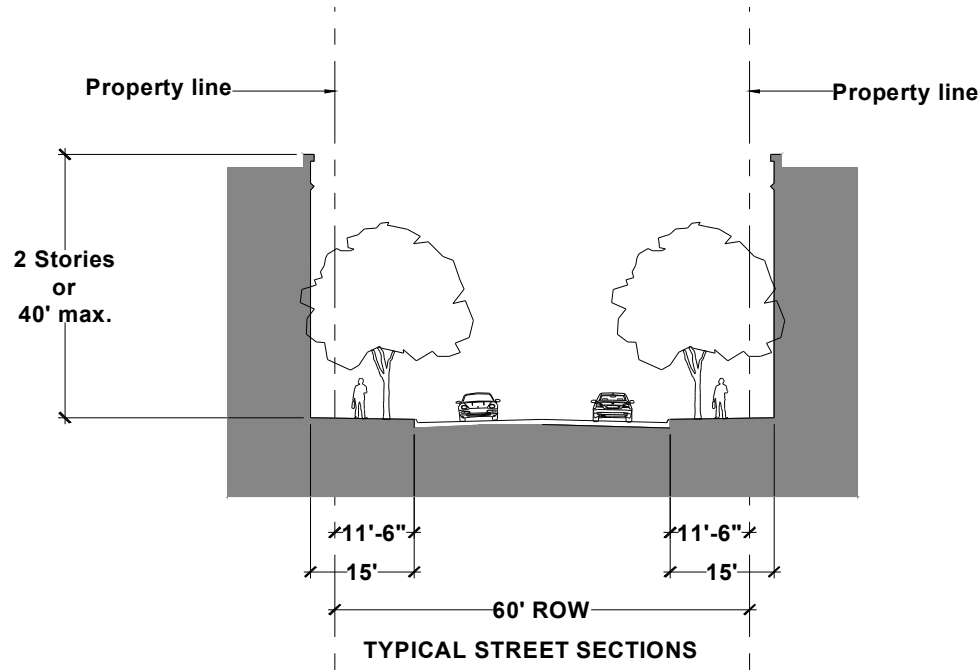
District 1



District 2



District 3



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ARTICLE III - ZONING DISTRICTS
SECTION 2 - NON-RESIDENTIAL DISTRICTS

Ordinance and are incorporated as if fully set forth herein.